

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

General Location Map

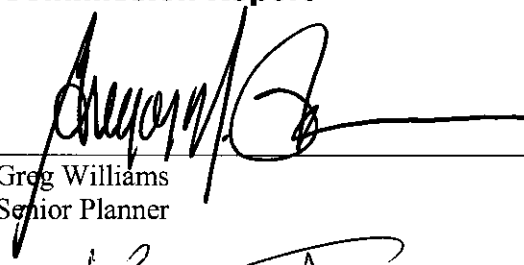
N.T.S.

General Location Map showing the Abandonment Area, Mirabel Village 15, Mirabel Village 16, Desert Mountain Pkwy, Cave Creek Rd., 102nd St., and Mirabel Club Dr.

This subdivision is located east of Lone Mountain Parkway, south of the Desert Mountain master planned community. The surrounding property is zoned residential.

APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request. This request is to abandon the excess public street roadway easement located south of the revised Cave Creek Road right of way alignment. The area to be abandoned is that portion that meanders within a private tract along the northern property boundary of the Mirabel Subdivision. (See attachment #6)</p> <p>This application does not require the dedication or reduction of right of way within the required Cave Creek Road alignment.</p>
IMPACT ANALYSIS	<p>Departmental Responses. City Department/Division participants concur with this abandonment request.</p> <p>Community involvement. Surrounding property owners within 300 feet have been notified. Other than general inquiries, there have been no comments.</p>
OPTIONS AND STAFF RECOMMENDATION	Staff recommends approval.
RESPONSIBLE DEPT(S)	Planning and Development Services Department
STAFF CONTACT(S)	<p>Greg Williams Senior Planner 480-312-4205 E-mail: gwilliams@ScottsdaleAZ.gov</p>

APPROVED BY



Greg Williams
Senior Planner



Kurt Jones
Interim Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Area Trails Plan
5. City Notification Map
6. Abandonment Area

CASE 13-AB-2003

Department Issues Checklist

Transportation

☒ Support – The City Transportation Department has no additional requirements. Cave Creek Road has been improved as per requirements, and standards of the approved Master Circulation Plan. The portion of Roadway easement being released is located within Tract E and F is owned and maintained by the Homeowners Association.

Trails

☒ Support – The City Trails Department has no requirements for this property in accordance with the City's Trails Master Plan.

Adjacent Property Owner Notification

☒ Support – There have been no questions from the public regarding this case at the time of preparing this checklist.

Public Utilities

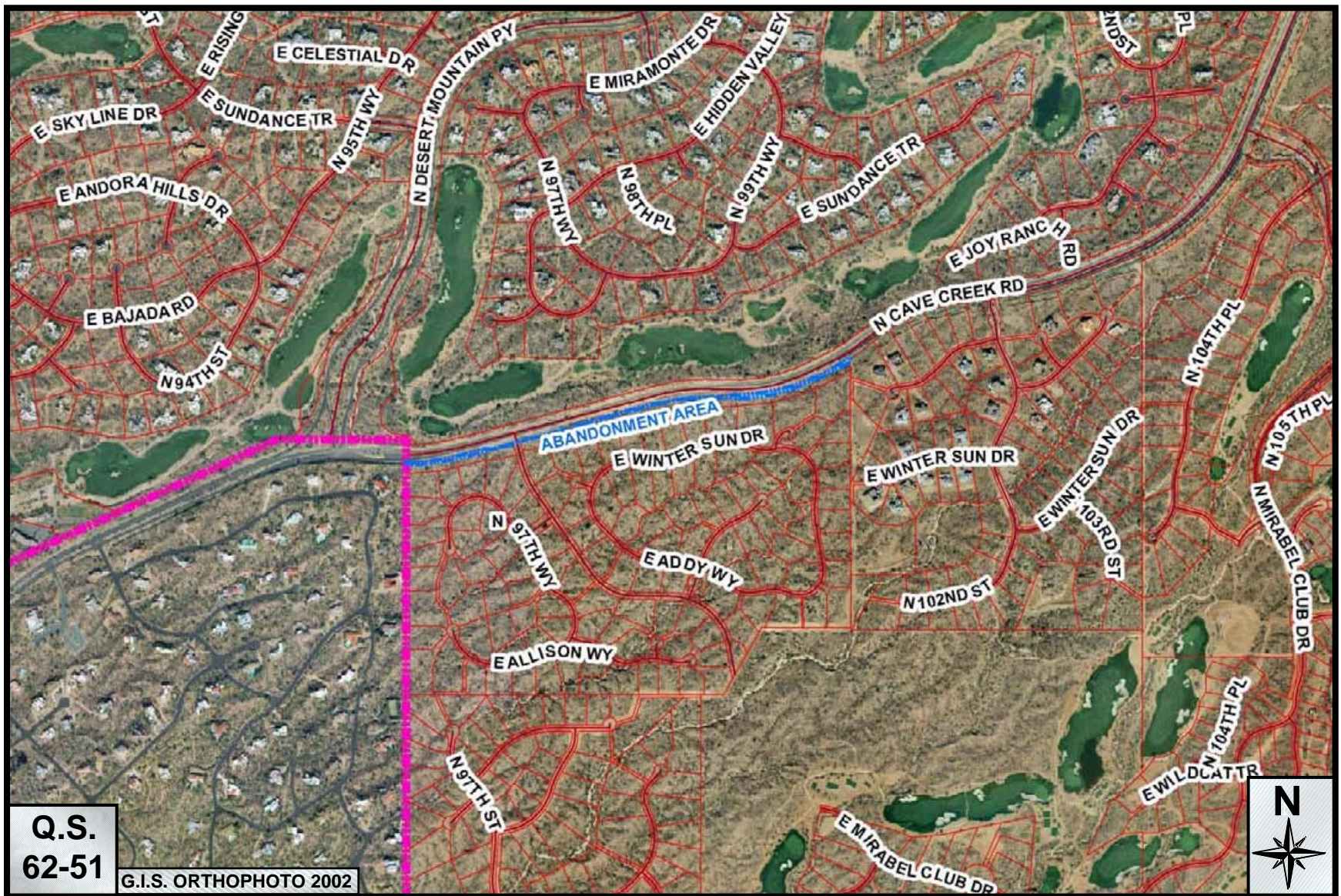
☒ Support – Letters of consent to the abandonment are on file from affected utilities.

Emergency/Municipal Services

☒ Support – Emergency and Service vehicle access will not be affected by the abandonment of the excess roadway easement.

Water/Sewer Services

☒ Support – Water and Sewer Services are within the Cave Creek Road Alignment and are not effected by this proposed abandonment.



Cave Creek Road
Adjacent to Mirabel Village 15 & 16

13-AB-2003

ATTACHMENT #2

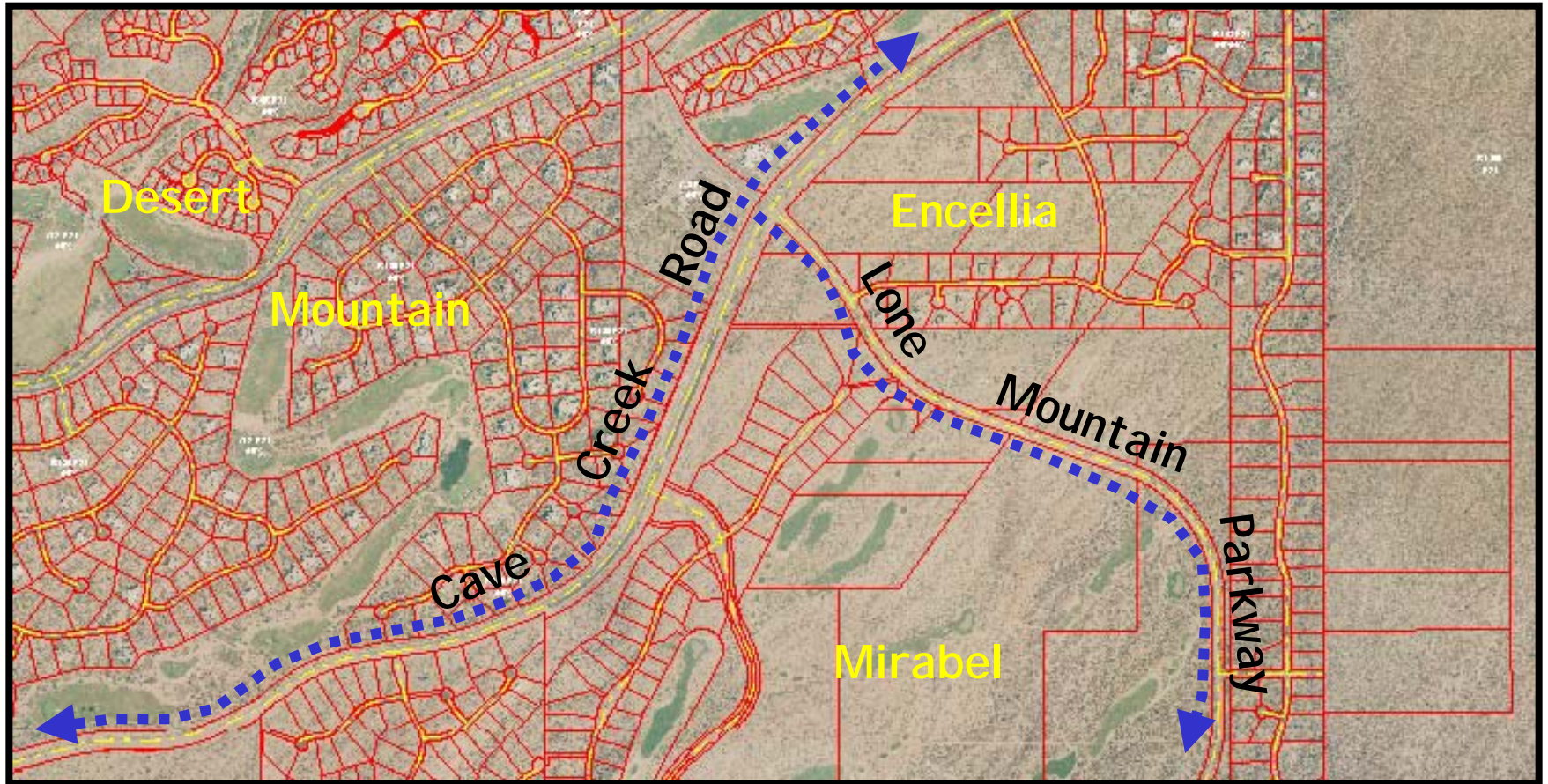


Cave Creek Road
Adjacent to Mirabel Village 15 & 16

13-AB-2003

ATTACHMENT #3

Planned Trails in the area of Lone Mountain Parkway & Cave Creek Road

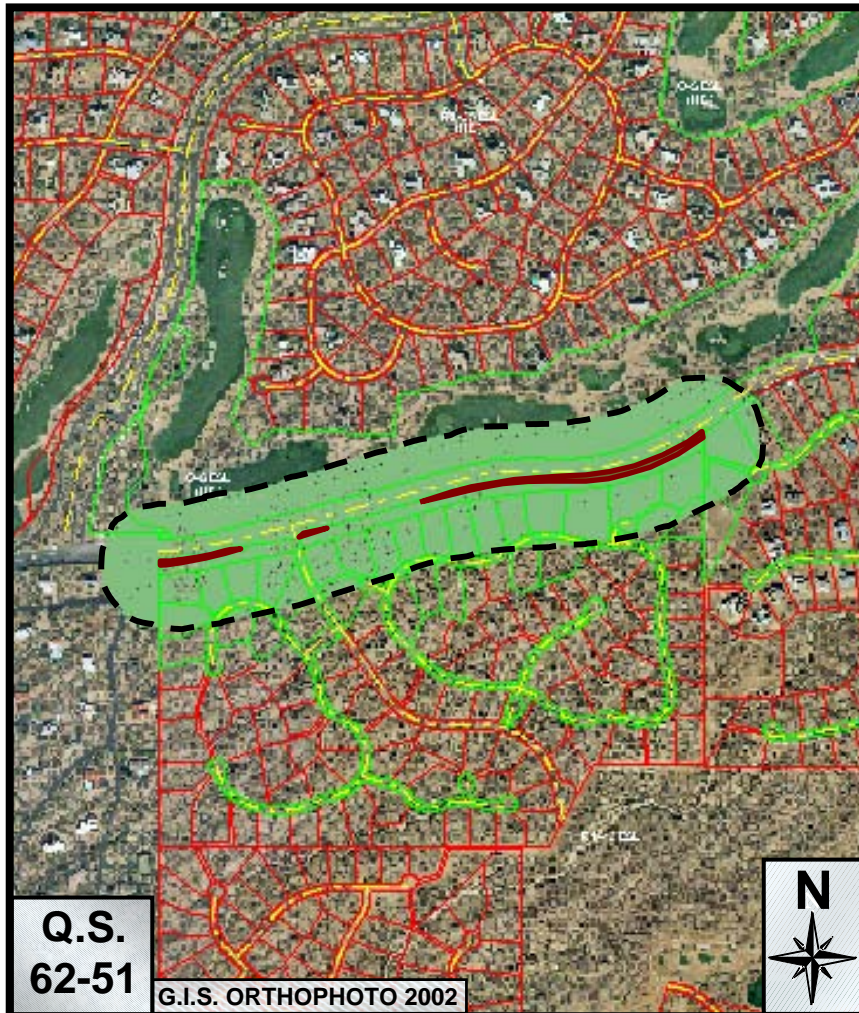


Non-Paved Trail



Not
to
Scale



City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 300-feet

Additional Notifications:

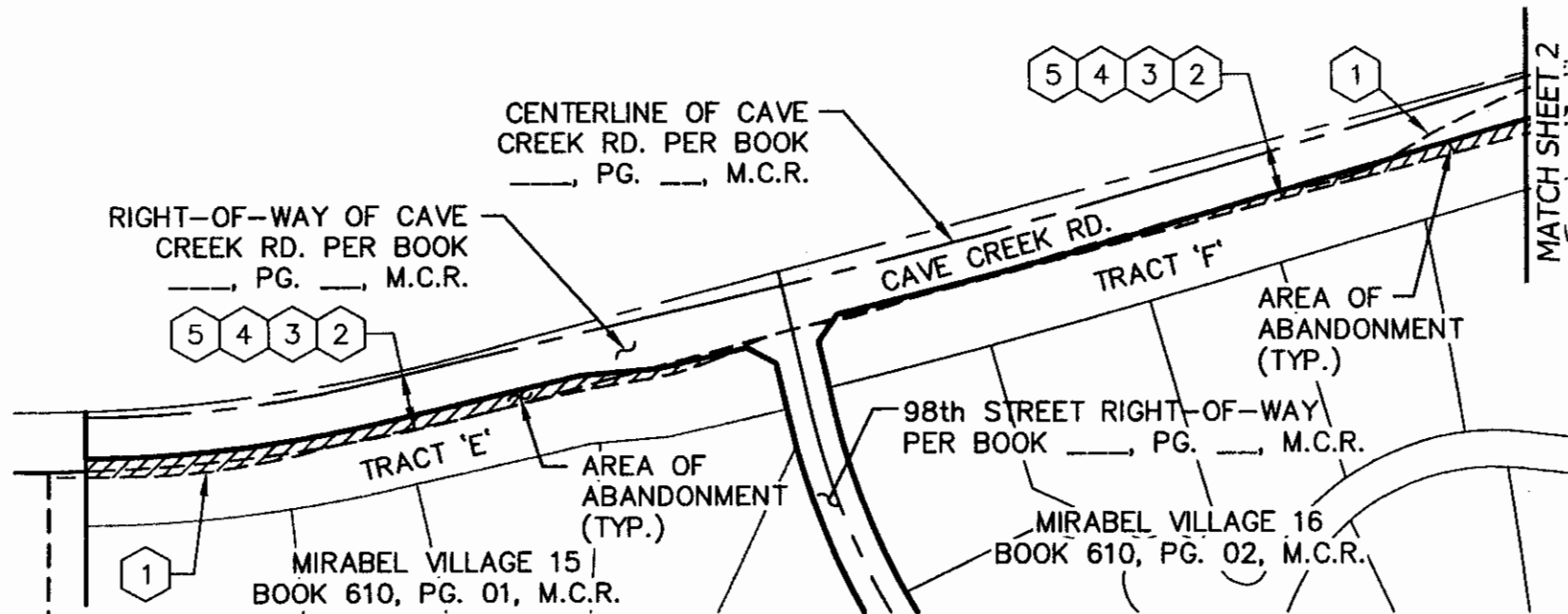
- Town of Carefree
- Interested Parties List
- Coalition of Pinnacle Peak
- Cresta Norte
- Desert Mountain Master Association
- Mirabel Community Association

Cave Creek Road

Adjacent to Mirabel Village 15 & 16

13-AB-2003

ATTACHMENT #5



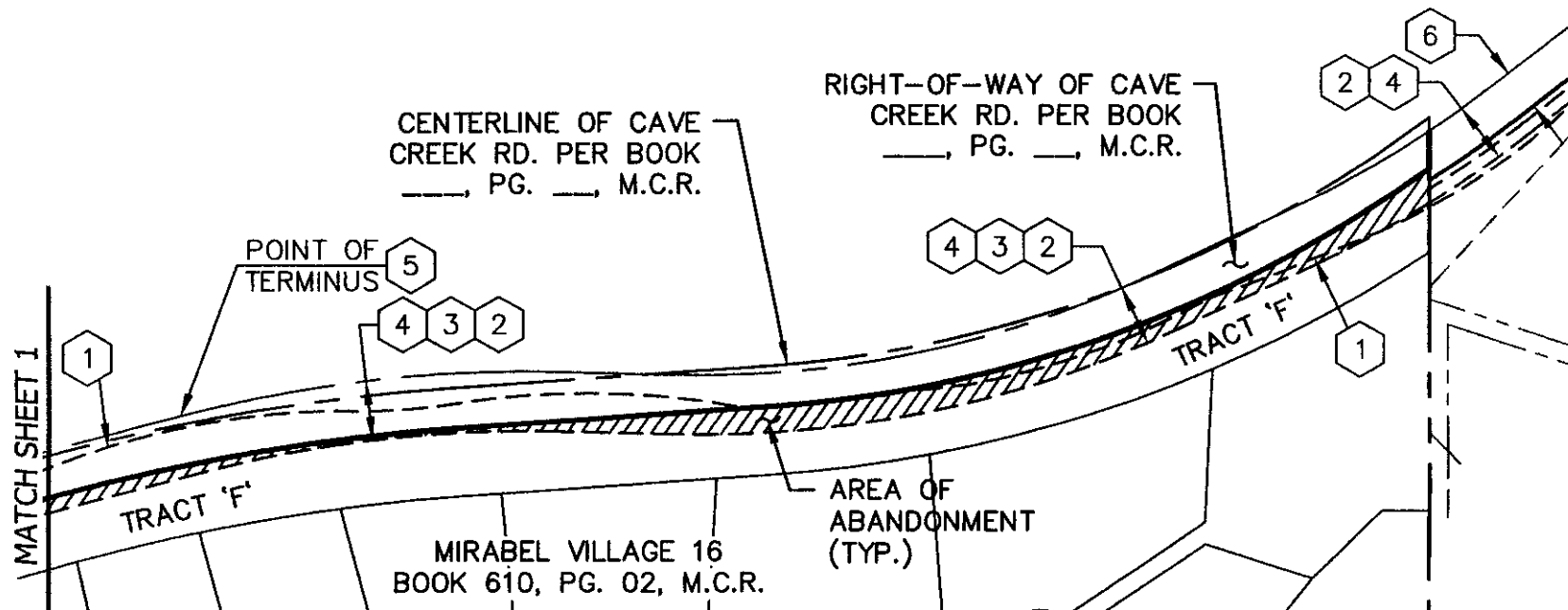
EASEMENTS

- 1 APPROXIMATE SOUTH LINE OF EASEMENT FOR ROADWAY PER DKT. 3538, PG. 497 (1961)
- 2 ALIGNMENT OF CAVE CREEK ROAD PER BOOK 95 OF MAPS, PG. 45-48 & REVISED PER AFFIDAVIT DKT. 3956, PG. 236 (1961)
- 3 66' WDE EASEMENT FOR HIGHWAY PURPOSES PER DKT. 7637, PG. 584 (1969)
- 4 A DESIGNATED COUNTY ROADWAY PLAT PER BOOK 18, PG. 72, BASED ON THE PROPOSED ALIGNMENT FOR CAVE CREEK - CAMP CREEK RD. DESCRIBED IN BOOK 95 OF MAPS, PG. 45-48 (1969)
- 5 66' WDE DESIGNATED COUNTY HIGHWAY PER BOOK 364, PG. 1 & INST. #93-139352 (1993)
- 6 45' WDE RIGHT OF WAY PER THE PLAT OF THE ESTATES AT CAVE CREEK, BOOK 509, PG. 22 (1999)



Site Consultants, Inc.

113 S. Rockford Drive, Tempe Arizona 85281
 Tele: 480-894-2820 Fax: 480-894-2847
 SCI #1360 SCALE: 1" = 200' SHEET 1 OF 3
 DATE: 1-30-2004 DWG: 1360-CCRD-EXH-A



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